The Capitol Lofts
711 Main Street
Houston, Texas 77002
713-777-7368

THE CAPITOL LOFTS COUNCIL OF CO-OWNERS
MEETING OF THE BOARD OF DIRECTORS
Virtual Teleconference
September 14, 2022 at 6:00 PM
AGENDA

- CONFIRMATION OF A QUORUM
- HOMEOWNER FORUM – *In the interest of time we ask that all matters be limited to 3 minutes per owner*
- CALL TO ORDER
- ADOPTION OF AGENDA
- CONSIDERATION OF PRIOR MEETING MINUTES
  - Meeting minutes from the August 10th, 2022 Board of Directors meeting
- FINANCIAL REPORT
  - Summary of financials ending August 2022. Reserve account is a depository account on a monthly basis. The account requires board vote to utilize funds.
- MANAGER'S REPORT
  - No trespassing signs have been received and to be installed this week
  - Boxer Security has added 711 Main to their afterhours patrol. 1 trespasser removed on 9/9/22
  - Power washer to be purchased and entrance to be power washed 2 times per week
  - Utility Comparison – Please see the provided usage graphs
- PRESIDENT'S REPORT
  - August 2022 Delinquent Accounts Balance - $0.00
- NEW BUSINESS
  - 719/723/711 Easement Agreement (Roof Project): Tentatively to commence 9/19/22
  - Security/Homeless Monitoring
- OLD BUSINESS
- STANDING BUSINESS
  - Discussions regarding changes to by-laws
    a. Remove items that are technically 'rules' to a consolidated rules list outside of by-laws
    b. Change length of officer terms to 3 yrs. to maintain more continuity

  The Board of Directors approved to create a committee headed up by Renee Rodriguez (601) and Jason Sanford (901) to review the by-laws and rules if regulations in order to decipher overlap in language in each document

- PROJECT HOPPER:

    1. Construction Cleaning of Exterior Windows:
    Received 2 quotes and awaiting on a 3rd in order to present to the board

    2. Building Internet/Phone Service: (Brandon Pierce)

- NEXT MEETING
    - October 12, 2022

- ADJOURNMENT

- EXECUTIVE SESSION - *To Follow the Meeting of The Board of Directors*

THE CAPITOL LOFTS COUNCIL OF CO-OWNERS
MEETING OF THE BOARD OF DIRECTORS
Virtual Teleconference
August 10, 2022 at 6:00 PM
MINUTES

The Capitol Lofts
711 Main Street
Houston, Texas 77002
713-777-7368

- CONFIRMATION OF A QUORUM
  Directors Present:
  Jack Downes
  Brandon Pierce
  Renee Rodriguez
  Todd Early
  Michael Moore

  In Attendance:
  Daniel Kuehn – Boxer Property Management

- HOMEOWNER FORUM
  Homeowners present (3):
  Coffey (506): Inquired on next steps to remedy the water dripping noise in his P-Trap. Provided contact information for 601 in order to attempt to solve the issue.
  Hughes (804): Listening into meeting
  Sanford (901): Listening into meeting

- CALL TO ORDER
  The meeting was called to order at 6:27pm

- ADOPTION OF AGENDA
  Motion to Approve the August 10, 2022 Agenda
  Proposed by: Jack Downes
  Seconded by: Michael Moore

- ADOPTION OF MINUTES
  Motion to Approve the July 13, 2022 Minutes
  Proposed by: Jack Downes
  Seconded by: Brandon Pierce

- FINANCIAL REPORT
  The Financial Report ending July 31, 2022 was reviewed.
  Reserve account is a depository account on a monthly basis. This account requires board vote to remove / utilize funds

- MANAGER'S REPORT
  - Remaining Potholes in in the process of being scheduled.
  - Rod Iron Fence to be installed in the commercial area to prevent homeless from sleeping near the lofts.
  - Utility Comparison – Discussion had in regards to installing a programmable thermostat in the 1st Floor Lobby. Future reports to include Occupancy report/Move Out and Move In the previous month

- PRESIDENT'S REPORT
  - July 2022 Delinquent Accounts Balance - $0.00
  - Suggested that an architectural committee be formed to review requests form owners in regard to structural modifications. By forming this committee, there is a potential to include more owners to assist with the community and have a starting in joining the board in the future

- NEW BUSINESS
  - AC Hotel to repair the 3rd floor roof late August or early September. HOA gathering more information on the scope in order to present to the board. 711 Main and 723 Main currently have an easement agreement in place with Harris County in which 711 Main must adhere to the agreement as it pertains to roof repairs being performed by 723 Main and all owners must comply with the agreement
  - Unit 801 Inquired on the restrictions of replacing windows and doors of the balconies. HOA informed owner that the material and color needs to match the existing as much as possible

- OLD BUSINESS
  - Discussions regarding changes to by-laws
    a. Remove items that are technically 'rules' to a consolidated rules list outside of by-laws
    b. Change length of officer terms to 3 yrs. to maintain more continuity
    c. Renee, Brandon and unit 901 owner will schedule call with Jack regarding the history of this project

    The Board of Directors approved to create a committee headed up by Renee Rodriguez (601) and Jason Sanford (901) to review the by-laws and rules if regulations in order to decipher overlap in language in each document in is currently a work in progress

- PROJECT HOPPER:

  1. Construction Cleaning of Exterior Windows:
     Currently gathering quotes from window cleaning companies

  2. Building Internet/Phone Service: (Brandon Pierce)
     Brandon Pierce reported that the communications vendor has reviewed the building layout and is working on a proposal to present to the board of directors. - Awaiting Pricing from Vendor

- NEXT BOARD MEETING
  - September 14, 2022

- ADJOURNMENT – Meeting was adjourned at 7:10pm

- EXECUTIVE SESSION - *To Follow the Meeting of The Board of Directors*. Alliance Insurance was invited to speak on their services for the lofts pertaining to insurance coverages

Financial Report Package

August FY 2022

Prepared for

The Capitol Lofts Council of Co Owners, Inc.

By

Boxer Property Management

The Capitol Lofts Council of Co-Owners (711c)

Balance Sheet

Period = Aug 2022

Book = Accrual ; Tree = ysi_bs

		Operating	Reserve	Total
100000	ASSETS			
100005	CURRENT ASSETS			
101000	Cash - Operating Acct	28,672.97	0.00	28,672.97
101210	Cash - Reserve Bank Acct 1	0.00	264,569.11	264,569.11
101910	Due To/From - Employee Reimbursements	0.00	0.00	0.00
120000	Accounts Receivable	0.00	0.00	0.00
126010	A/R - Other	82.31	0.00	82.31
128501	Other Prepaid Expense	780.00	0.00	780.00
128504	Prepaid Insurance	24,681.37	0.00	24,681.37
152000	TOTAL CURRENT ASSETS	54,216.65	264,569.11	318,785.76
159999	FIXED ASSETS			
172001	Work-in-Progress - Build Cap	13,923.87	0.00	13,923.87
179999	TOTAL FIXED ASSETS	13,923.87	0.00	13,923.87
199990	TOTAL ASSETS	68,140.52	264,569.11	332,709.63
199998	LIABILITIES and CAPITAL			
199999	LIABILITIES			
200000	Accounts Payable	324.46	0.00	324.46
201600	Prepaid Rent	6,651.46	0.00	6,651.46
210300	Accrued Expenses	1,280.00	0.00	1,280.00
260061	Note Payable	186,479.99	0.00	186,479.99
299000	TOTAL LIABILITIES	194,735.91	0.00	194,735.91
299999	CAPITAL			
310000	Retained Earnings	-126,595.39	0.00	-126,595.39
310010	Reserve Equity	0.00	264,569.11	264,569.11
399000	TOTAL CAPITAL	-126,595.39	264,569.11	137,973.72
399999	TOTAL LIABILITIES and CAPITAL	68,140.52	264,569.11	332,709.63
999999	Total of All	0.00	0.00	0.00

The Capitol Lofts Council of Co-Owners (711c)

Balance Sheet - Comparative - Operating

Period = Aug 2022

Book = Accrual ; Tree = ysi_bs

		Current Balance 8/31/2022	Prior Month Balance 7/31/2022	Change
100000	ASSETS			
100005	CURRENT ASSETS			
101000	Cash - Operating Acct	28,672.97	29,917.33	-1,244.36
101210	Cash - Reserve Bank Acct 1	0.00	0.00	0.00
101910	Due To/From - Employee Reimbursements	0.00	0.00	0.00
120000	Accounts Receivable	0.00	0.00	0.00
126010	A/R - Other	82.31	0.00	82.31
128501	Other Prepaid Expense	780.00	1,560.00	-780.00
128504	Prepaid Insurance	24,681.37	28,207.27	-3,525.90
152000	TOTAL CURRENT ASSETS	54,216.65	59,684.60	-5,467.95
159999	FIXED ASSETS			
172001	Work-in-Progress - Build Cap	13,923.87	13,923.87	0.00
179999	TOTAL FIXED ASSETS	13,923.87	13,923.87	0.00
199990	TOTAL ASSETS	68,140.52	73,608.47	-5,467.95
199998	LIABILITIES and CAPITAL			
199999	LIABILITIES			
200000	Accounts Payable	324.46	64.00	260.46
201600	Prepaid Rent	6,651.46	6,576.66	74.80
210300	Accrued Expenses	1,280.00	40.00	1,240.00
260061	Note Payable	186,479.99	190,380.98	-3,900.99
299000	TOTAL LIABILITIES	194,735.91	197,061.64	-2,325.73
299999	CAPITAL			
310000	Retained Earnings	-126,595.39	-123,453.17	-3,142.22
310010	Reserve Equity	0.00	0.00	0.00
399000	TOTAL CAPITAL	-126,595.39	-123,453.17	-3,142.22
399999	TOTAL LIABILITIES and CAPITAL	68,140.52	73,608.47	-5,467.95
999999	Total of All	0.00	0.00	0.00

The Capitol Lofts Council of Co-Owners (711c)

Balance Sheet - Comparative - Reserve

Period = Aug 2022

Book = Accrual ; Tree = ysi_bs

		Current Balance 8/31/2022	Prior Month Balance 7/31/2022	Change
100000	ASSETS			
100005	CURRENT ASSETS			
101000	Cash - Operating Acct	0.00	0.00	0.00
101210	Cash - Reserve Bank Acct 1	254,593.76	249,622.12	4,971.64
	Budgeted NOI Transfer to Reserve	5,274.14	5,274.14	0.00
	Monthly Insurance Premium Payback	4,701.21	4,701.21	0.00
	Capital Fee #804 J Hughes/M Solis (jerh)	0.00	1,308.32	-1,308.32
	Transfer to Oper Painting expenses	0.00	-6,312.03	6,312.03
120000	Accounts Receivable	0.00	0.00	0.00
126010	A/R - Other	0.00	0.00	0.00
128504	Prepaid Insurance	0.00	0.00	0.00
152000	TOTAL CURRENT ASSETS	264,569.11	254,593.76	9,975.35
199990	TOTAL ASSETS	264,569.11	254,593.76	9,975.35
199998	LIABILITIES and CAPITAL			
199999	LIABILITIES			
200000	Accounts Payable	0.00	0.00	0.00
201600	Prepaid Rent	0.00	0.00	0.00
210300	Accrued Expenses	0.00	0.00	0.00
260061	Note Payable	0.00	0.00	0.00
299000	TOTAL LIABILITIES	0.00	0.00	0.00
299999	CAPITAL			
310000	Retained Earnings	0.00	0.00	0.00
310010	Reserve Equity	264,569.11	254,593.76	9,975.35
399000	TOTAL CAPITAL	264,569.11	254,593.76	9,975.35
399999	TOTAL LIABILITIES and CAPITAL	264,569.11	254,593.76	9,975.35
999999	Total of All	0.00	0.00	0.00

The Capitol Lofts Council of Co-Owners (711c)

Income Statement - Operating

For the period ending August 31, 2022

		Current Month			Year to Date			Annual
		Actual	Budget	Variance	Actual	Budget	Variance	Budget
400005	**REVENUES**							
401300	Late Fees	0.00	0.00	0.00	217.78	0.00	217.78	0.00
401300	HOA Assessment Revenue	31,585.82	31,585.78	0.04	158,225.55	157,928.90	296.65	379,029.36
500500	**TOTAL REVENUES**	**31,585.82**	**31,585.78**	**0.04**	**158,443.33**	**157,928.90**	**514.43**	**379,029.36**
500600	**OPERATING EXPENSES**							
600000	**Controllable Expenses**							
600001	Salaries and Benefits							
600037	Payroll - Building Managers	548.40	485.67	-62.73	3,016.20	2,671.18	-345.02	6,313.70
600038	P/R Burden - Building Managers	65.80	87.42	21.62	361.90	480.81	118.91	1,136.46
600047	Payroll - Day Cleaners	2,936.59	2,811.92	-124.67	16,229.81	15,465.55	-764.26	36,554.94
600048	P/R Burden - Day Cleaners	352.39	506.14	153.75	1,947.57	2,783.78	836.21	6,579.84
600110	Payroll - Bonus	66.34	0.00	-66.34	462.88	0.00	-462.88	0.00
600150	Total Salaries and Benefits	3,969.52	3,891.15	-78.37	22,018.36	21,401.32	-617.04	50,584.94
610000	G/A Expenses							
610114	ParkingLot Lease Expense	1,200.00	1,200.00	0.00	6,000.00	6,000.00	0.00	14,400.00
610118	Publications and Subscriptions	0.00	0.00	0.00	159.80	0.00	-159.80	592.00
610120	Legal and Professional	350.00	3,195.00	2,845.00	350.00	3,195.00	2,845.00	3,195.00
610130	Telephone	440.52	586.51	145.99	2,243.17	2,932.55	689.38	7,038.12
610170	Travel	0.00	0.00	0.00	348.00	0.00	-348.00	0.00
610999	Total G/A Expenses	1,990.52	4,981.51	2,990.99	9,100.97	12,127.55	3,026.58	25,225.12
619999	Repair and Maintenance							
620001	RM - Supplies-Com. Area	0.00	0.00	0.00	303.15	0.00	-303.15	0.00

620003	RM - Supplies-Small Tools	0.00	0.00	0.00	185.60	0.00	-185.60	0.00
620004	RM - Supplies-Locks and Keys	0.00	0.00	0.00	25.94	0.00	-25.94	0.00
620006	RM - Repair-Exterior Building	0.00	0.00	0.00	1,900.00	0.00	-1,900.00	0.00
620007	RM - Repair-Parking Lot	0.00	0.00	0.00	270.63	0.00	-270.63	0.00
620009	RM - Repair-Lobby/Common Area	4,607.14	0.00	-4,607.14	6,314.23	0.00	-6,314.23	0.00
620011	RM - HVAC-Repair	0.00	375.00	375.00	200.76	1,875.00	1,674.24	4,500.00
620012	RM - HVAC-Supplies	0.00	0.00	0.00	2,050.18	0.00	-2,050.18	0.00
620014	RM - Permits	324.46	0.00	-324.46	324.46	0.00	-324.46	337.88
620022	RM - Com-Fireproof/Life Safety	0.00	0.00	0.00	1,666.35	1,700.00	33.65	6,500.00
620025	RM - Com-Painting Int.	0.00	0.00	0.00	572.43	0.00	-572.43	0.00
620029	RM - Com-Elevator	300.00	0.00	-300.00	777.92	0.00	-777.92	0.00
620999	Total Repair and Maintenance	5,231.60	375.00	-4,856.60	14,591.65	3,575.00	-11,016.65	11,337.88
630000	Utilities							
630001	Utilities - Electric	1,340.60	1,436.00	95.40	6,820.35	7,180.00	359.65	17,232.00
630002	Utilities - Water	1,312.46	2,100.00	787.54	8,410.47	10,500.00	2,089.53	25,200.00
630999	Total Utilities	2,653.06	3,536.00	882.94	15,230.82	17,680.00	2,449.18	42,432.00
640000	Contract Services							
640004	CS - Elevator	780.00	780.00	0.00	3,900.00	3,900.00	0.00	9,360.00
640010	CS - Pest Control	86.82	86.82	0.00	434.10	434.10	0.00	1,041.84
640011	CS - Fire and Security Monitoring	40.00	40.00	0.00	200.00	200.00	0.00	480.00
640013	CS - Waste Removal	413.35	365.80	-47.55	2,047.05	1,829.00	-218.05	4,389.60
640998	Total Contract Services	1,320.17	1,272.62	-47.55	6,581.15	6,363.10	-218.05	15,271.44
640999	Total Controllable Expenses	15,164.87	14,056.28	-1,108.59	67,522.95	61,146.97	-6,375.98	144,851.38
	Other Operating Expenses							
860501	Other Admin Expenses	-82.31	0.00	82.31	15.20	0.00	-15.20	0.00
862020	Shared Svc - Legal and Human Res	805.45	805.45	0.00	4,027.25	4,027.25	0.00	9,665.40
862030	Shared Svc - Information Systems	415.28	415.28	0.00	2,076.40	2,076.40	0.00	4,983.36
863010	Asset Management Fee	1,666.67	1,666.67	0.00	8,333.35	8,333.35	0.00	20,000.04

650008	Admin PT - HVAC/Engineering	480.89	480.89	0.00	2,404.45	2,404.45	0.00	5,770.68
650021	Admin PT - Accounting and Finance	1,104.72	1,104.72	0.00	5,523.60	5,523.60	0.00	13,256.64
650058	Admin PT - Houston Region	872.62	872.62	0.00	4,363.10	4,363.10	0.00	10,471.44
650950	Total Shared Service (Pass Thru)	5,263.32	5,345.63	82.31	26,743.35	26,728.15	-15.20	64,147.56
820000	Interest Expense	778.71	777.56	-1.15	4,004.14	4,317.80	313.66	8,556.72
650952	Property Taxes	19.89	19.89	0.00	99.45	99.45	0.00	238.68
650954	Insurance	3,525.90	3,277.17	-248.73	17,629.50	16,385.80	-1,243.70	39,325.99
863018	Reserve Contribution - Budgeted Reserve	5,274.14	5,274.14	0.00	26,370.70	26,370.70	0.00	63,289.68
650997	Total Taxes & Insurance	9,598.64	9,348.76	-249.88	48,103.79	47,173.75	-930.04	111,411.07
900000	TOTAL EXPENSE	**30,026.83**	**28,750.67**	**-1,276.16**	**142,370.09**	**135,048.87**	**-7,321.22**	**320,410.01**
900001	**NET OPERATING INCOME**	**1,558.99**	**2,835.11**	**-1,276.12**	**16,073.24**	**22,880.03**	**-6,806.79**	**58,619.35**

The Capitol Lofts Council of Co-Owners (711c)

Income Statement - Reserve

For the period ending August 31, 2022

		Current Month			Year to Date			Annual
		Actual	Budget	Variance	Actual	Budget	Variance	Budget
400005	**REVENUES**							
401305	Reserve Contributions - Budgeted Reserve	5,274.14	5,274.14	0.00	20,058.67	26,370.70	-6,312.03	63,289.68
401310	Capital Improvement Fee	0.00	0.00	0.00	2,954.00	0.00	2,954.00	0.00
500500	**TOTAL REVENUES**	**5,274.14**	**5,274.14**	**0.00**	**23,012.67**	**26,370.70**	**-3,358.03**	**63,289.68**
	Other Expenses (Income)							
820000	Interest Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00
860000	Interest Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Total Other Expenses (Income)	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**
900001	**NET OPERATING INCOME**	**5,274.14**	**5,274.14**	**0.00**	**23,012.67**	**26,370.70**	**-3,358.03**	**63,289.68**

The Capitol Lofts Council of Co-Owners (711c)

Statement (12 months) - Operating

Period = Apr 2022-Mar 2023

Book = Accrual ; Tree = ysi_is

		Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Total
400005	REVENUES													
401200	Late Fees	0.00	108.89	0.00	108.89	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	217.78
401300	HOA Assessment Revenue	31,600.82	31,867.27	31,585.82	31,585.82	31,585.82	0.00	0.00	0.00	0.00	0.00	0.00	0.00	158,225.55
500500	TOTAL REVENUE	31,600.82	31,976.16	31,585.82	31,694.71	31,585.82	0.00	0.00	0.00	0.00	0.00	0.00	0.00	158,443.33
500600	OPERATING EXPENSES													
600000	Controllable Expenses													
600001	Salaries and Benefits													
600037	Payroll-Building Managers	548.40	548.40	822.60	548.40	548.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,016.20
600038	P/R Burden-Building Managers	65.80	65.80	98.70	65.80	65.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	361.90
600043	Payroll - HVAC/Engineering	0.00	734.09	-734.09	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
600044	P/R Burden - HVAC/Engineering	0.00	88.09	-88.09	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
600047	Payroll-Day Cleaners	2,972.36	2,975.29	4,482.72	2,862.85	2,936.59	0.00	0.00	0.00	0.00	0.00	0.00	0.00	16,229.81
600048	P/R Burden-Day Cleaners	356.69	357.03	537.92	343.54	352.39	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,947.57
600057	Payroll - Painting	0.00	0.00	4,331.21	-4,331.21	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
600058	P/R Burden - Painting	0.00	0.00	519.75	-519.75	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
600110	Payroll - Bonus	67.04	81.07	183.48	64.95	66.34	0.00	0.00	0.00	0.00	0.00	0.00	0.00	462.88
600150	Total Salaries and Benefits	4,010.29	4,849.77	10,154.20	-965.42	3,969.52	0.00	0.00	0.00	0.00	0.00	0.00	0.00	22,018.36
610000	G/A Expenses													
610114	ParkingLot Lease Expense	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,000.00
610118	Publications and Subscriptions	0.00	0.00	159.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	159.80
610120	Legal and Professional	0.00	0.00	0.00	0.00	350.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	350.00
610130	Telephone	539.98	201.37	627.47	433.83	440.52	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,243.17
610170	Travel	30.00	76.00	178.00	64.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	348.00
610999	Total G/A Expenses	1,769.98	1,477.37	2,165.27	1,697.83	1,990.52	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9,100.97
619999	Repair and Maintenance													
620001	RM-Supplies-Com. Area	303.15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	303.15
620003	RM-Supplies-Small Tools	185.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	185.60
620004	RM-Supplies - Locks and Keys	25.94	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25.94
620006	RM - Repair-Exterior Building	0.00	1,900.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,900.00
620007	RM-Repair-Parking Lot	270.63	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	270.63
620009	RM-Repair-Lobby/Common Area	1,450.00	0.00	0.00	257.09	4,607.14	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,314.23
620011	RM - HVAC-Repair	0.00	0.00	0.00	200.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	200.76
620012	RM - HVAC-Supplies	0.00	2,050.18	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,050.18

620014	RM - Permits	0.00	0.00	0.00	0.00	324.46	0.00	0.00	0.00	0.00	0.00	0.00	0.00	324.46
620022	RM-Com.-Fireproof/Life Safety	1,180.00	486.35	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,666.35
620025	RM - Com-Painting Int.	0.00	490.01	971.06	-888.64	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	572.43
620029	RM - Com-Elevator	477.92	0.00	0.00	0.00	300.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	777.92
620999	Total Repair and Maintenance	3,893.24	4,926.54	971.06	-430.79	5,231.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	14,591.65
630000	Utilities													
630001	Utilities-Electric	1,314.82	1,446.23	1,470.94	1,247.76	1,340.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,820.35
630002	Utilities-Water	1,874.77	2,287.94	1,268.12	1,667.18	1,312.46	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8,410.47
630999	Total Utilities	3,189.59	3,734.17	2,739.06	2,914.94	2,653.06	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15,230.82
640000	Contract Services													
640004	CS-Elevator	780.00	780.00	780.00	780.00	780.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,900.00
640010	CS-Pest Control	86.82	86.82	86.82	86.82	86.82	0.00	0.00	0.00	0.00	0.00	0.00	0.00	434.10
640011	CS-Fire and Security Monitoring	40.00	40.00	40.00	40.00	40.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	200.00
640013	CS-Waste Removal	403.50	403.50	413.35	413.35	413.35	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,047.05
640998	Total Contract Services	1,310.32	1,310.32	1,320.17	1,320.17	1,320.17	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,581.15
640999	Total Controllable Expenses	14,173.42	16,298.17	17,349.76	4,536.73	15,164.87	0.00	0.00	0.00	0.00	0.00	0.00	0.00	67,522.95
	Other Operating Expenses													
860501	Other Admin Expenses	0.00	82.31	15.20	0.00	-82.31	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15.20
862020	Shared Svc - Legal and Human Res	805.45	805.45	805.45	805.45	805.45	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,027.25
862030	Shared Svc - Information Systems	415.28	415.28	415.28	415.28	415.28	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,076.40
863010	Asset Management Fee	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8,333.35
650008	Admin. PT-HVAC/Engineering	480.89	480.89	480.89	480.89	480.89	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,404.45
650021	Admin. PT-Accounting and Finance	1,104.72	1,104.72	1,104.72	1,104.72	1,104.72	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,523.60
650058	Admin PT-Houston Region	872.62	872.62	872.62	872.62	872.62	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,363.10
650950	Total Shared Service (Pass Thru)	5,345.63	5,427.94	5,360.83	5,345.63	5,263.32	0.00	0.00	0.00	0.00	0.00	0.00	0.00	26,743.35
820000	Interest Expense	846.08	799.75	810.53	769.07	778.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,004.14
650952	Property Taxes	19.89	19.89	19.89	19.89	19.89	0.00	0.00	0.00	0.00	0.00	0.00	0.00	99.45
650954	Insurance	3,525.90	3,525.90	3,525.90	3,525.90	3,525.90	0.00	0.00	0.00	0.00	0.00	0.00	0.00	17,629.50
863018	Reserve Contribution - Budgeted Reserve	5,274.14	5,274.14	5,274.14	5,274.14	5,274.14	0.00	0.00	0.00	0.00	0.00	0.00	0.00	26,370.70
863018	Reserve Contribution - Insurance Reimb	4,701.21	-4,701.21	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
650997	Total Taxes and Ins.	14,367.22	4,918.47	9,630.46	9,589.00	9,598.64	0.00	0.00	0.00	0.00	0.00	0.00	0.00	48,103.79
900000	TOTAL EXPENSE	33,886.27	26,644.58	32,341.05	19,471.36	30,026.83	0.00	0.00	0.00	0.00	0.00	0.00	0.00	142,370.09
900001	NET INCOME (LOSS)	-2,285.45	5,331.58	-755.23	12,223.35	1,558.99	0.00	0.00	0.00	0.00	0.00	0.00	0.00	16,073.24

The Capitol Lofts Council of Co-Owners (711c)

Statement (12 months) - Reserve

Period = Apr 2022-Mar 2023

Book = Accrual ; Tree = ysi_is

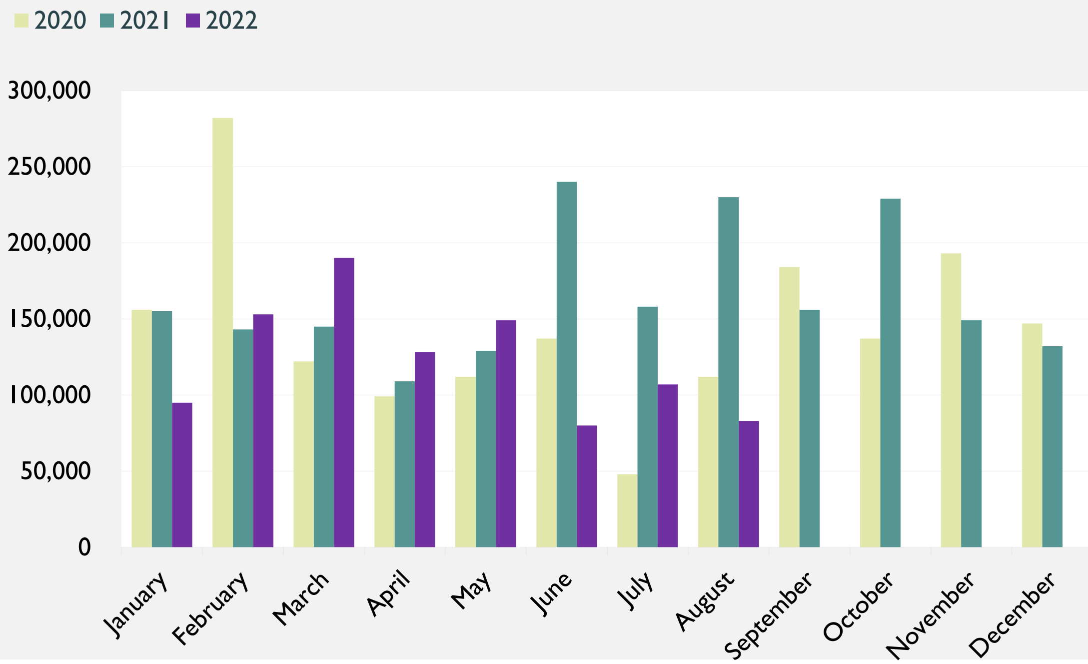
	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Total
400005 REVENUES													
401305 Reserve Contributions - Budgeted Reserve	5,274.14	5,274.14	5,274.14	-1,037.89	5,274.14	0.00	0.00	0.00	0.00	0.00	0.00	0.00	20,058.67
401305 Reserve Contributions - Insurance Reimb	4,701.21	-4,701.21	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
401310 Capital Improvement Fee	0.00	1,645.68	0.00	1,308.32	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,954.00
500500 TOTAL REVENUES	9,975.35	2,218.61	5,274.14	270.43	5,274.14	0.00	0.00	0.00	0.00	0.00	0.00	0.00	23,012.67
OTHER EXPENSES (INCOME)													
820000 Interest Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
860000 Interest Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
900000 TOTAL OTHER EXPENSES (INCOME)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
900001 NET OPERATING INCOME	9,975.35	2,218.61	5,274.14	270.43	5,274.14	0.00	0.00	0.00	0.00	0.00	0.00	0.00	23,012.67

Capitol Lofts

Water Usage

BUDGET TOTALS	January	February	March	April	May	June	July	August	September	October	November	December
2020	156,000	282,000	122,000	99,000	112,000	137,000	48,000	112,000	184,000	137,000	193,000	147,000
2021	155,000	143,000	145,000	109,000	129,000	240,000	158,000	230,000	156,000	229,000	149,000	132,000
2022	95,000	153,000	190,000	128,000	149,000	80,000	107,000	83,000				

USAGE SUMMARY



Top

Capitol Lofts

Electricity Usage

BUDGET TOTALS	January	February	March	April	May	June	July	August	September	October	November	December
2020	26,519	26,720	26,939	27,184	27,446	27,730	22,560	22,720	21,440	16,880	14,800	15,120
2021	14,720	12,960	13,440	14,720	14,800	18,240	22,762	22,452	21,416	17,025	13,260	11,813
2022	12,691	9,326	10,230	11,659	18,381	21,524	24,717	20,788				

USAGE SUMMARY